

**San Juan River Village Property Owner's Association**  
**CHAMBER OF COMMERCE, 402 San Juan Street.**  
**August 11, 2015, 6:30 PM**

**Meeting Called to Order: 6:34 PM**

**Attendance:**

**Board Members:** Steve Wilkins, Jeff Hester, Dick Ray, Julene Campbell.

**Fellow property owners:** William and Janice Wittwer, Becky Walker, Leslie Burroughs, Bonnie Weathers.

**- Election of Officers:**

- Julene Campbell nominated **Steve Wilkins as President**, Dick Ray 2<sup>nd</sup>. Unanimous approval.
- Julene Campbell nominated **Dick Ray as Treasurer**, Jeff Hester 2<sup>nd</sup>. Unanimous approval.
- Jeff Hester nominated **Julene Campbell as Secretary**, Jeff Hester 2<sup>nd</sup>. Unanimous approval.
- **Vice President position is open.**
- Jeff Hester remains a member at large and head of the architectural committee.

**Guest Speaker:** DOW wildlife officer Doug Purcell spoke with us about the problems in our neighborhood with unsecured garbage and wildlife. He said our neighborhood has the most reports of bear activity in the area. He said education is the key to keeping wildlife out of your garbage and your home. He will talk to the homeowner and give a warning. If that fails he said the fines for unsecured trash can exceed \$1000.00. He would like residents to contact him when there is a problem so he can contact the homeowner or rental agency. He also liked that the POA also has a fine structure for unsecured garbage. Doug Purcell is working with At Your Disposal on redesigning their bear resistant can. You can contact them to have your can remodified. Steve Wilkins pointed out that your trash is your responsibility from the time it is generated to the time that it is picked up by the garbage company.

**Prioritize plans for upcoming year:**

- 1. Mail Box Kiosks**
- 2. Community property issues**
- 3. Organizing POA files electronically**

**4. Dick Ray continued work on POA compliance guidelines.**

**5. Online property owners database and online voting**

**6. Speed limit signs**

**Minutes from June and July 2015:** Approved with removing naming of positions of officers in the July minutes. Jeff Hester made a motion to approve the minutes for June and July with the change to July minutes, Dick Ray 2<sup>nd</sup>. Unanimous approval.

**Financials for June and July 2015:** Julene Campbell made a motion to approve the financials for June and July. Jeff Hester 2<sup>nd</sup>. Unanimous approval.

Dick Ray will begin sending collection letters and filing liens on past due accounts.

**Architectural committee:**

- Bruce and Sherry McEachern: Roof replacement and garage replacement at 236 Red Ryder Circle, Unit 2, lot 115. No changes are made to the footprint so no permit is required.
- Greg and Sherry Booher: Remodel of roof at 451 Swiss Village Dr. Unit 1, lot 71. Existing roof will extend over existing porch. Jeff Hester made the motion to approve, Julene Campbell 2<sup>nd</sup>. Unanimous approval.
- Chris and Frances Carpenter at 294 Red Ryder Circle, Unit 2, lot 120. Front and Back porch remodel with a living room addition on the back of the house. Addition is within setbacks set forth by the POA requirements. Jeff Hester made the motion to approve, Julene Campbell 2<sup>nd</sup>. Unanimous approval.

**Old Business:**

- Mailbox Kiosks. We have funds to proceed with this project. Jeff Hester will look into required permits and get bids.

**New Business:**

- Revise bear/wildlife garbage plan. Tabled until September.

**Meeting adjourned: 8:28 PM**

**Julene Campbell, Secretary**

**The next Property Owners meeting will be Tuesday September 8<sup>th</sup> at 6:30 at the Ross Aragon Community Center.**